

Cromwells



88a Epsom Road, Sutton, SM3 9ES
£320,000

Cromwells are delighted to present this superbly located, ground floor, 2 bedroom apartment. This property offers well proportioned living including bright & well spaced lounge / diner, master bedroom with fitted wardrobes overlooking the communal gardens, a long lease & allocated parking. Situated ideally for access to various transport links to include bus routes, access to Morden Underground Station along with various other local amenities and a selection of well regarded schools. Internal viewing highly recommended to appreciate what this property has to offer.

Long Lease · Allocated Parking Space & Visitors Bays ·
Located Ideally for for Transport Links including Morden
Underground Station · Large Communal Gardens

Front -

Shrub borders, communal bin storage, driveway, access to rear parking.

Front Door -

Entrance Hallway -

Wood effect flooring, door to large storage cupboard, door to airing cupboard with 'Mega Flow' tank and storage, door to,

Lounge / Diner -

Double glazed window to front aspect, fitted blinds, wall mounted heater, wood effect flooring.

Kitchen -

Range of Shaker style wall mounted units with matching cupboards and drawers below, counter tops, inset stainless steel 1.5 bowl sink, space for oven, space and plumbing for washing machine and dishwasher, double glazed window to side aspect.



Bedroom 1 -

Double glazed window to rear aspect, fitted blind, range of fitted wardrobes, carpeted.

Bedroom 2 -

Double glazed window to rear with fitted blind, wall mounted heater, carpeted.

Bathroom -

White 3-piece suite comprising panel enclosed bath with shower overhead and glass screen, low level w/c, wash hand basin with storage below, part tiled walls, double glazed window to rear aspect.

Communal Gardens -

Parking -

Allocated parking space along with visitors spaces.



Council Tax -
 Tenure - Leasehold
 Square Foot - 629.4 Sq feet (58.5 Sq M)

Brabham Court, 45 Central Road
 Worcester Park
 Surrey
 KT4 8EA

020 8337 6603
 admin@cromwellswpark.com

Disclaimer

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

